



109 FABRISTER LANE

LEXINGTON, SC 29072

FOR LEASE OR SALE

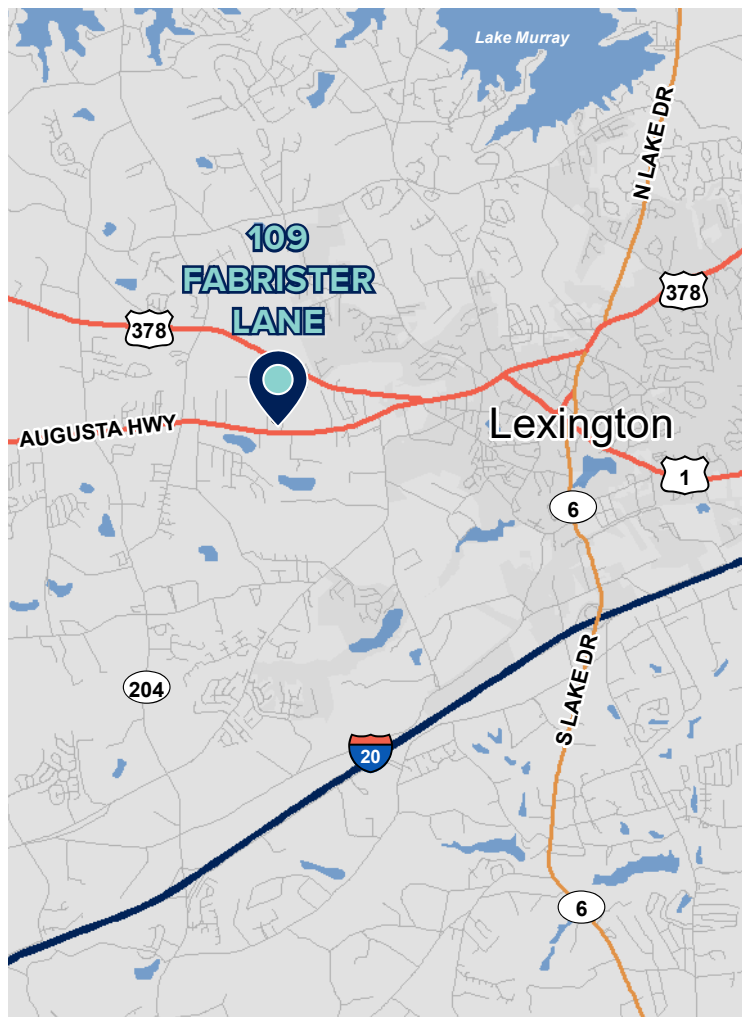
LIGHT INDUSTRIAL PARK SETTING IN WEST LEXINGTON

FOR SALE OR LEASE: Multi-tenant Warehouse Available in Lexington

- > Located off of Augusta Highway (SC Highway 1) between Downtown Lexington and Lexington High School
- > **FOR LEASE: ±12,000 SF** warehouse space
 - > 22' Clear Height
 - > One (1) Dock High Door
- > **FOR SALE: ±22,000 SF** building
 - > Fully conditioned facility
 - > 10,000 SF tenant in place on the right side of the building
 - > Contact broker for income details

LEASE RATE: \$4.00 PSF NNN

SALE PRICE: \$700,000 (\$35 PSF)



CONTACT

BRADEN SHOCKLEY | Brokerage Associate | bshockley@trinity-partners.com | 803-567-1373
ROGER WINN | Partner | rwin@trinity-partners.com | 803-567-1455

**TRINITY
PARTNERS**

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